

STATE MS.-DE SOTO CO. y
FILEDSUBSTITUTED TRUSTEE'S DEED

MAR 14 3 49 PM '01

WHEREAS, default was made in the performance of the conditions and stipulations as set out by that certain Deed of Trust from Steven Allen Pennington for the use and benefit of Avco Financial Services of Tennessee, Inc., under the date of June 28, 1996, and of record in Book 840 at Page 242 of Deeds of Trust in the Office of the Chancery Clerk of DeSoto County at Hernando, Mississippi, reference to which is hereby made, and,

WHEREAS, the said default continued for a period of more than ninety (90) days, and,

WHEREAS, by instrument dated January 9, 2001, and of record in Book 1280 at Page 0537 of the records in the Office of the Chancery Clerk of DeSoto County, Mississippi, CitiFinancial, successor in interest to the aforesaid Avco Financial Services of Tennessee, Hanover, MD, the holder of the indebtedness secured by said Deed of Trust did appoint MARC K. MCKAY, as Substituted Trustee, in the place and stead of the original Trustee named in said Deed of Trust, and,

WHEREAS, having been requested so to do by the Beneficiary of said Deed of Trust, I did make demand on the said Steven Allen Pennington and did advertise the hereafter described property for sale in the *DeSoto Times Today*, Hernando, Mississippi, on February 6, 2001, February 13, 2001, February 20, 2001 and February 27, 2001, and,

WHEREAS, I did post notice in the DeSoto County Courthouse, Hernando, Mississippi, on February 2, 2001, and same remained there until March 5, 2001, being the day set for the sale in the Notice, and,

WHEREAS, the Substituted Trustee's Notice of Sale, in accordance with the hereinbefore mentioned Deed of Trust, provided that said property would be sold between the legal hours of 11:00 a.m. and 4:00 p.m., at the DeSoto County Courthouse at Hernando, State of Mississippi, and

WHEREAS, on March 5, 2001, I did, between the legal hours of 11:00 a.m. and 4:00 p.m.,

appear at the East Front Door of the DeSoto County Courthouse at DeSoto County, Mississippi, and offer for sale the following described land and property situated in DoSoto County, Mississippi, being all of the property described in the heretofore mentioned Deed of Trust, to-wit:

Lot 16, Edenshire Subdivision, located in part of the Northeast Quarter of Section 33 and part of the Northwest Quarter of Section 34, in Township 1 South, Range 8 West, City of Horn Lake, DeSoto County, Mississippi, as shown on plat of record in plat Book 28, Page 36, in the Office of the Chancery Clerk of Desoto County, Mississippi, to which plat reference is hereby made for a more particular description.

This being the same property conveyed to Steven Allen Pennington, from Pamela Ann Grant nka Pamela Guess and Deborah Jordan, by deed dated August 12, 1994, recorded August 22, 1994 in Book 274, Page 722, recorded in the Chancery Clerk's Office of DeSoto County, Mississippi

WHEREAS, CitiFinancial, successor in interest to the aforesaid Avco Financial Services of Tennessee, Inc., Hanover, MD, did make the highest and best bid,

NOW THEREFORE, in consideration of the sum of \$38,220.00, cash in hand paid, receipt of which is hereby acknowledged, I, MARC K. MCKAY, Substituted Trustee, under the hereinbefore mentioned Deed of Trust, do sell and convey to CitiFinancial, a Delaware Corporation, successor in interest to the aforesaid Avco Financial Services of Tennessee, Inc., the above described land and property situated in DeSoto County, Mississippi.

I convey only such title as is vested in me as Substituted Trustee.

WITNESS MY SIGNATURE, this the 9th day of March, 2001.



MARC K. MCKAY, SUBSTITUTED
TRUSTEE

STATE OF MISSISSIPPI:

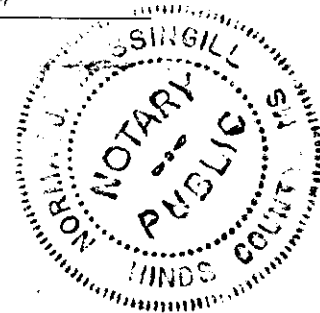
COUNTY OF MADISON:

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority, in and for the aforesaid county and state, on this the 9th day of March, 2001, within my jurisdiction, the within named Marc K. McKay, Substituted Trustee, who acknowledged to me that he executed the above and foregoing Substituted Trustee's Deed on the year and date therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE.

Norma C. Missingill
NOTARY PUBLIC

MY COMMISSION EXPIRES:
Notary Public State of Mississippi At Large
My Commission Expires: November 9, 2002
Bonded Thru Heiden, Brooks & Garland, Inc.



GRANTOR'S ADDRESS:

Marc K. McKay, Substituted Trustee
665 Highway 51, Suite A
Ridgeland, Mississippi 39157
(601)856-5794

GRANTEE'S ADDRESS:

CitiFinancial, successor in interest to the aforesaid
Avco Financial Services of Tennessee, Inc.
7467 New Ridge Rd., Ste 200
Handover, MD 21076
1 (800)446-7876

Prepared by:

Marc K. McKay
MCKAY & SIMPSON, P.L.L.C
Attorney at Law
665 Highway 51, Suite A
Ridgeland, Mississippi 39157
(601) 856-5794

INDEXING INSTRUCTIONS: Lot 16, Edenshire S/D, NE 1/4 Section 33, NW 1/4 Section 34, T1S, R8W, DeSoto County, Mississippi.



PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI
COUNTY OF DESOTO

Ruth Dobbs personally appeared before me the undersigned in and for said County and State and states on oath that she is the CLERK of the DeSoto Times Today, a newspaper published in the town of Hernando, State and County aforesaid, and having a general circulation in said county, and that the publication of the notice, a copy of which is hereto attached, has been made in said paper 4 consecutive times, as follows, to-wit:

SUBSTITUTED TRUSTEE'S NOTICE OF SALE

WHEREAS, on June 28, 1998, Steven Allen Pennington as recorded in the office of the Chancery Clerk of DeSoto County, Mississippi, in Book 840 at Page 242, executed a Deed of Trust to Strategic Mortgage Services, Memphis, Trustee for the benefit of Avco Financial Services of Tennessee, Inc., securing an indebtedness therein described and covering the property hereinafter described;

WHEREAS, said CitiFinancial, successor in interest to the aforesaid Avco Financial Services, of granted to it in said Deed of Trust, by instrument of date January 9, 2001, duly spread upon the record and recorded in Book 1280 at Page 0537 in the office of the Chancery Clerk aforesaid, did substitute the undersigned Marc K. McKay in the place and stead of the original Trustee and of any other Substitute Trustee;

WHEREAS, default having been made by said Steven Allen Pennington in the payment of the above mentioned indebtedness as it fell due, and payment having been requested by CitiFinancial, successor in interest to the Aforesaid Avco Financial Services of Tennessee, Inc., the legal holder of the indebtedness secured by and described in the above mentioned Deed of Trust;

WHEREAS, the undersigned was called upon to execute the Trust therein contained, the owner of the indebtedness secured by said Deed of Trust having declared it due and payable, and to sell said property under the provisions of said Deed of Trust for the purpose of raising said sum so secured and unpaid, together with the expenses of selling same, including Trustee's and attorneys fees;

NOW, THEREFORE, I, the undersigned Marc K. McKay being the Substituted Trustee, do hereby give notice that on March 5, 2001, between 11:00 o'clock a.m. and 4:00 o'clock p.m., being legal hours of sale, I will proceed to sell at public outcry, to the highest bidder for cash, at the East Front Door of the DeSoto County Courthouse at Hernando, State of Mississippi, the following real property described and conveyed in said Deed of Trust, lying and being situated in DeSoto County, Mississippi and being more particularly described as follows, to-wit:

Lot 16, Edenshire Subdivision, located in part of the Northeast Quarter of Section 33 and part of the Northwest Quarter of Section 34, in Township 1 South, Range 8 West, City of Horn Lake, DeSoto County, Mississippi, as shown on plat of record in plat Book 28, Page 38, in the Office of the Chancery Clerk of DeSoto County, Mississippi, to which plat reference is hereby made for a more particular description.

This being the same property conveyed to Steven Allen Pennington, from Pamela Ann Grant aka Pamela Guesz and Deborah Jordan by deed

Volume No. 106 on the 16 day of Feb., 2001

Volume No. 106 on the 13 day of Feb., 2001

Volume No. 106 on the 20 day of Feb., 2001

Volume No. 106 on the 27 day of Feb., 2001

Volume No. _____ on the _____ day of _____, 2001

Ruth Dobbs
(TITLE)

Sworn to and subscribed before me, this 27 day of Feb., 2001

Judy Douglas
BY Notary Public

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE
MY COMMISSION EXPIRES: January 16, 2005
BONDED THRU Dixie Notary Service, INC.



A. Single first insertion of 521 words @ .12 \$ 62.52

B. 3 subsequent insertions of 1563 words @ .10 \$ 156.30

C. Making proof of publication and depositing to same \$ 3.00

TOTAL PUBLISHER'S FEE: \$ 221.82